



Lot 1 Sharplaw Road, Jedburgh - TD8 6SQ

Offers Over £280,000

**PATON & CO**

SALES | LETTINGS | RURAL



## Lot 1 Sharplaw Road

### Jedburgh

A versatile development site near Jedburgh, extending to approx. 13 acres with planning consent in place. Offered as a whole or in two lots, combining residential plots, a barn conversion, & grazing land.

- Full planning permission for a 5-bedroom detached home
- Adjacent stone barn with consent for conversion
- Energy-efficient design including approved solar panels
- Private garden, parking, and shared access from Sharplaw Road
- Enjoys open rural views near Jedburgh

## Property Description

A rare opportunity to acquire a diverse and flexible site with development potential and stunning rural outlooks, just moments from the popular town of Jedburgh. Offered for sale as a whole or in three individual lots, Sharplaw Development Site extends to approximately 13 acres and includes a house plot with full planning permission and a substantial barn, a consented conversion project, and productive land.

### House Plot & Barn

Planning permission (Ref: 23/00433/FUL) has been granted for the construction of a substantial detached home, designed to make the most of the surrounding setting and modern family living. The proposed ground floor layout includes a sitting room, dining kitchen, orangery, utility room, office, WC, and a principal bedroom with en suite. Upstairs, a large landing with access to a balcony leads to four further double bedrooms, all with their own en suites. As part of the original design, the adjacent barn was intended to be converted for use as a workshop/ garage, or a stable block. The structure is also planned to be fitted with solar panels to improve energy efficiency. Outside, the property would benefit from a private garden, parking for up to four cars, and access via a shared driveway.

### Land (Approx. 13 Acres)

Approximately 13 acres of grazing or amenity land, offering excellent potential for a range of uses including agricultural, equestrian, or leisure purposes. The land enjoys direct access from the shared driveway and lies in an attractive position with far-reaching views over the surrounding countryside. It may also be of interest to those looking to extend the grounds of a residential holding or develop a rural enterprise, subject to the necessary consents.

## Distances

Tweedbank Train Station 14 miles, Galashiels 16 miles, Melrose 13 miles, Kelso 11 miles, Edinburgh Airport 54 miles, Berwick upon Tweed Train Station 34 miles (all mileage is approximate)

## General Remarks

What3words





## Accommodation Comprises

### Lot 1 – House Plot

Ground Floor:- Sitting Room, Dining Kitchen, Orangery, Utility Room, Office, W.C., Principal Bedroom (En-Suite)

First Floor:- Landing with Balcony Access, Bedroom 2 (En-Suite), Bedroom 3 (En-Suite), Bedroom 4 (En-Suite), Bedroom 5 (En-Suite)

Outside:- Private Garden, Parking for Four Cars, Shared Driveway, Existing Barn to be Converted into Garage/Workshop or Stable Block with Solar Panels

### Lot 1- The Barn

Accommodation:- Detached Barn with potential for development or alternative use, such as stable block (subject to consents). Currently forms part of garage/workshop provision for Lot 1

Outside:- Standalone Structure Adjacent to Lot 1, Potential for Ancillary Use or Conversion (subject to planning)

### LOT 2 AVAILABLE BY SEPERATE NEGOTIATION- Barn Conversion Offers Over £85,000

Also approved under planning (Ref: 23/00433/FUL), this former outbuilding has consent for conversion and extension into a well-proportioned single-storey home. The approved accommodation comprises a large open-plan sitting room, dining area and kitchen, along with a utility room and WC. There is a principal bedroom with en suite, two further double bedrooms and a family bathroom. The property will benefit from its own garden area and parking for four cars, making it ideal as a permanent residence, holiday home or investment.



## General Remarks

### What3words

<https://w3w.co/trucks.alongside.restores>

### Tenure

Freehold

### Local Authority

Scottish Borders Council

### Services

Purchasers are recommended to seek independent advice as to the availability, suitability and cost of connection of services to meet their requirements.

### Planning

Planning consent for the new-build home and barn conversion was granted under Scottish Borders Council reference 23/00433/FUL, with designs that blend modern living with energy efficiency and flexibility.

### Agent's Note

Photographs of the property were taken in July 2025. Since these photographs were taken, a fire has occurred at the property. Prospective purchasers are therefore strongly advised to inspect the property in person to satisfy themselves as to its current condition before making any decision to proceed.

Whether you're looking for a self-build opportunity, a ready-to-go conversion project, or land with scope for rural enterprise, Sharplaw Development Site offers a rare and adaptable package. With permissions already secured and a mix of residential and land options available, this is a well-positioned Borders site with both immediate potential and long-term value.





## Area Insights

Sharplaw Road enjoys a peaceful rural setting while being just a short drive from Jedburgh, a historic Borders town offering a full range of amenities, schooling, and convenient road links north to Edinburgh and south to Newcastle via the A68. The development site is well placed for those seeking a quiet countryside lifestyle within reach of town services, making it attractive to a wide range of buyers.

The Royal Burgh of Jedburgh, one of the oldest and most established of the Border towns and is home to many attractions such as “Mary Queen of Scots’ House”, the 12th century Jedburgh Abbey and the Jedburgh Jail and Museum. They are all situated in the heart of this picturesque, historic town attracting many visitors throughout the year.

The town has excellent local amenities and professional services; there is a fantastic local butcher and a variety of independent shops that would love your support. Jedburgh has schooling for all ages, otherwise private schools like St Mary’s School and Longridge Towers can be found nearby.

There are several sporting clubs including a formidable Jed-Forest rugby team, a well-supported golf club, running and cycling clubs, and a local swimming pool. At nearby Mounthooly there is the award-winning Caddy Man restaurant, a golf driving range and a country store.

Further amenities can be found in the historic market town of Kelso which lies 11 miles northeast of Sharplaw Road. Kelso houses several of the major supermarket chains, has some superb local shopping, several public houses and renowned eatery Scott’s of Kelso and several historical attractions such as Kelso Abbey and Floors Castle.

Kelso also offers the world-famous Kelso Racecourse and 2 fantastic golf courses, Kelso Golf Club and the championship course at the Schloss Hotel along with their country club with a swim in and out pool.



## Useful Links

Jedburgh Grammar -

<http://www.jedburghgrammercampus.com>

Jed-Forest Rugby Club - <https://www.jed-forestrfc.com>

Jedburgh Cycle Club -

<https://www.letsride.co.uk/groups/jedburgh-breezers>

Floors Castle - <https://www.floorscastle.com/>

Kelso Races - <https://www.kelso-races.co.uk>

The Main Street Trading Company -

<http://www.mainstreetbooks.co.uk>

Longridge Towers - <https://lts.org.uk>

St Mary's School - <https://www.stmarysmelrose.org.uk/>

Schloss Hotel and Golf - [https://schlosshotel-](https://schlosshotel-roxburghe.com/en/home)

[roxburghe.com/en/home](https://schlosshotel-roxburghe.com/en/home)

Jedburgh Golf Course- <https://www.jedburghgolfclub.co.uk>

Jedburgh Castle, Jail & Museum-

[https://www.liveborders.org.uk/culture/museums/our-](https://www.liveborders.org.uk/culture/museums/our-museums/jedburgh-castle-jail-and-museum/)  
[museums/jedburgh-castle-jail-and-museum/](https://www.liveborders.org.uk/culture/museums/our-museums/jedburgh-castle-jail-and-museum/)

Scottish Borders - <https://www.scotborders.gov.uk>

Live Borders - <https://www.liveborders.org.uk>

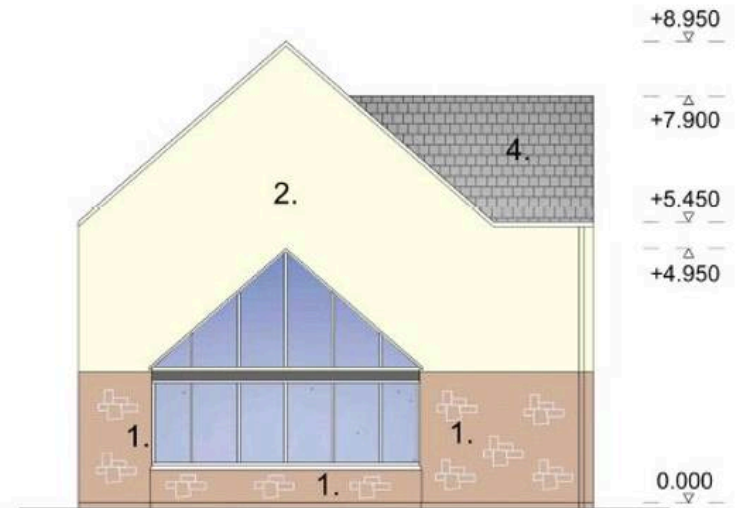
Border Union Show- [https://borderunion.co.uk/border-](https://borderunion.co.uk/border-union-show/)  
[union-show/](https://borderunion.co.uk/border-union-show/)

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>



**NORTHElevation**  
scale 1:100



**WESTElevation**  
scale 1:100

+8.950  
▽  
- Δ -  
+7.900  
+5.450  
- Δ -  
+4.950  
0.000  
▽  
- Δ -  
-0.150



**EASTElevation**  
scale 1:100

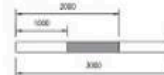


**SOUTHElevation**  
scale 1:100

23/00433/FUL  
09.01.2024

**Materials key**

- 1. reconstituted stone
- 2. Smooth render - white
- 3. timber windows and doors
- 4. natural slate



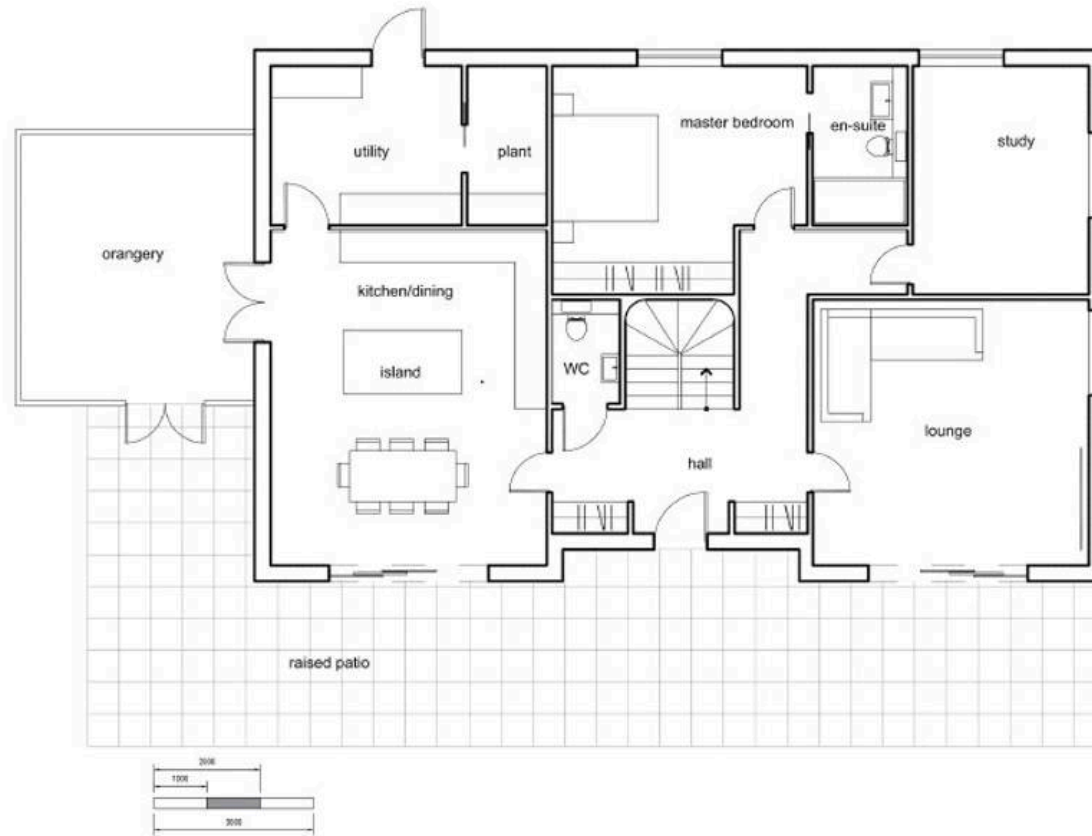
**maria koeva**  
architectural and interior design

client		Gregor McKechnie LTD		address		Sharplaw Jedburgh	
project		Proposed new dwelling		job no.	107	drawing no.	PL004
drawing title		Proposed elevations		revision no.	D		
Revision		Description		scale	1:100 @ A3	date	13.07.22
Date		Drawn		drawn by		MK	
D	Planning revisions	18.06.24	MK				
C	Planning revisions	25.04.24	MK				
B	Planning revisions	25.06.23	MK				
A	Planning revisions	10.06.23	MK				

**APPROVED**

subject to the  
requirements of the  
associated Decision  
Notice

23/00433/FUL  
09.01.2025



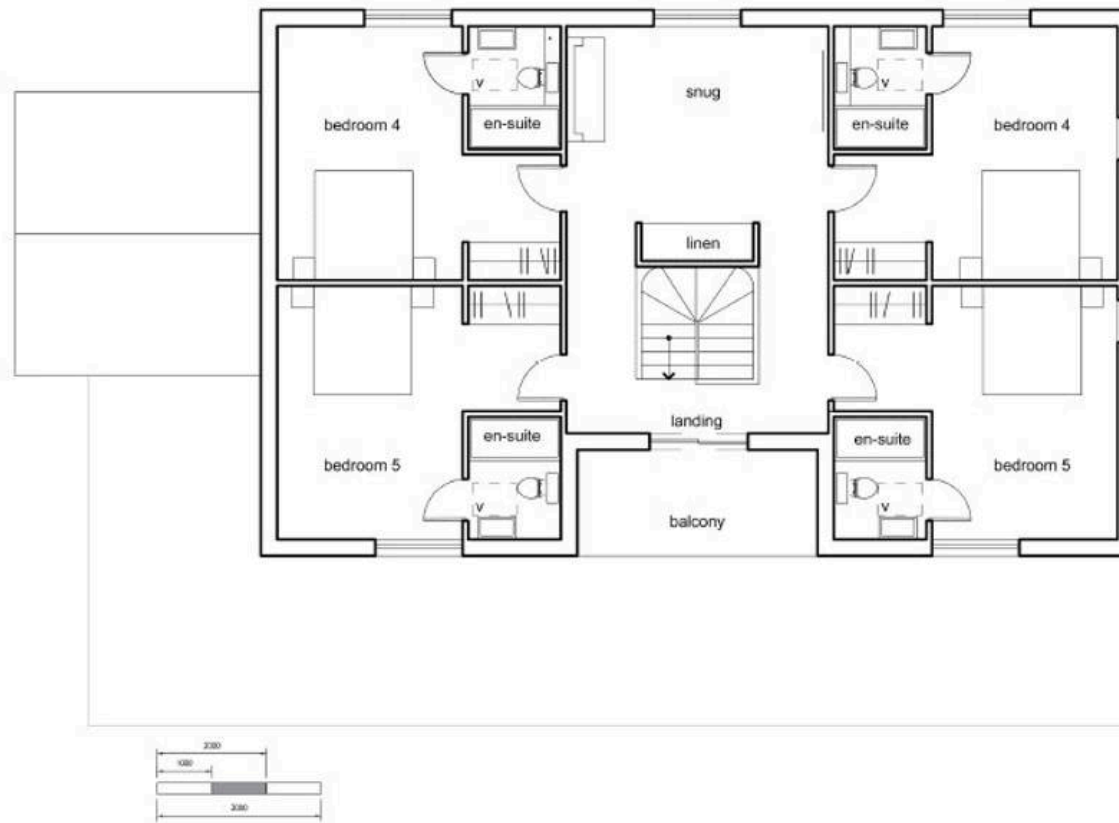
**Groundfloor plan**  
scale 1:100

<b>maria koeva</b> architectural and interior design				client	Gregor McKechnie LTD				
				project	Proposed new dwelling				
				address	Sharplaw Jedburgh				
				drawing title	Proposed GF plan				
D	Planning revisions	18.06.24	MK	job no.	107	drawing no.	PL002	revision no.	D
C	Planning revisions	25.04.24	MK	scale	1:100 @ A3		date	13.07.22	
B	Planning revisions	25.06.23	MK					drawn by	MK
A	Planning revisions	10.06.23	MK						

**APPROVED**

subject to the  
requirements of the  
associated Decision  
Notice

23/00433/FUL  
09.01.2025



**Firstfloor plan**  
scale 1:100

<b>aria koeva</b> architectural and interior design	client Gregor McKechnie LTD	address Sharpław Jedburgh	
	project Proposed new dwelling	job no. 107	drawing no. PL003
	drawing title Proposed plans	revision no. D	scale date drawn by
D C B	Planning revisions Planning revisions Planning revisions	18.06.24 25.04.24 25.06.23	MK MK MK



### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### **Important Notice**

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.

23/00433/FUL  
09.01.2025

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

**APPROVED**

subject to the  
requirements of the  
associated Decision  
Notice

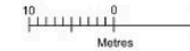
proposed conversion  
extension  
GFL + 137.73  
RL + 141.63

new septic tank  
  
proposed new dwelling  
GFL +136.15  
RL + 145.10



**LEGEND:**

- Proposed screening planting
  - Proposed parking spaces
  - Proposed paving slabs
  - Proposed PV panels
  - Existing buildings
  - Access/footpath
  - Landscaping
  - Existing fence
  - Proposed fence
- Indicates site boundary  
 Land also belonging to Applicant



**Site Plan**  
scale 1:500

**maria koeva**  
architectural and interior design

				client Gregor McKechnie LTD	address Sharplaw Jedburgh		
				project Proposed new dwelling and outbuilding conversion	job no. 107	drawing no. PL001	revision no. E
				drawing title Site plan	scale 1:500 @ A3	date 13.07.22	drawn by MK
Revision	Description	Date	Drawn				
E	Planning revisions	18.06.24	MK				
D	Planning revisions	25.04.24	MK				
C	Planning revisions	25.06.23	MK				
B	Planning revisions	19.06.23	MK				
A	Garage repositioned	18.06.23	MK				

**Paton & Co**

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

**PATON & CO**

SALES | LETTINGS | RURAL